

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**
**Section 47AF of the Estate Agents Act 1980**
**Property offered for sale**

 Address Including suburb and postcode
 

102/2 Chaucer Street, St Kilda Vic 3182
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**Indicative selling price**

 For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

 Single price
 

\$459,000
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**Median sale price**

 Median price
 

\$523,500
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 House
 

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 Unit
 

X
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 Suburb
 

St Kilda
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 Period - From
 

01/04/2019
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 to
 

30/06/2019
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 Source
 

REIV
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**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/44 Fitzroy St ST KILDA 3182	\$500,000	19/03/2019
2	309/78 Inkerman St ST KILDA 3182	\$480,000	14/06/2019
3	17/149 Fitzroy St ST KILDA 3182	\$480,000	01/08/2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:** 1

**Property Type:**

Agent Comments

## Comparable Properties



**6/44 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 19/03/2019

**Rooms:** -

**Property Type:** Strata Unit/Flat



**309/78 Inkerman St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 14/06/2019

**Rooms:** -

**Property Type:** Apartment



**17/149 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 01/08/2019

**Rooms:** -

**Property Type:** Apartment